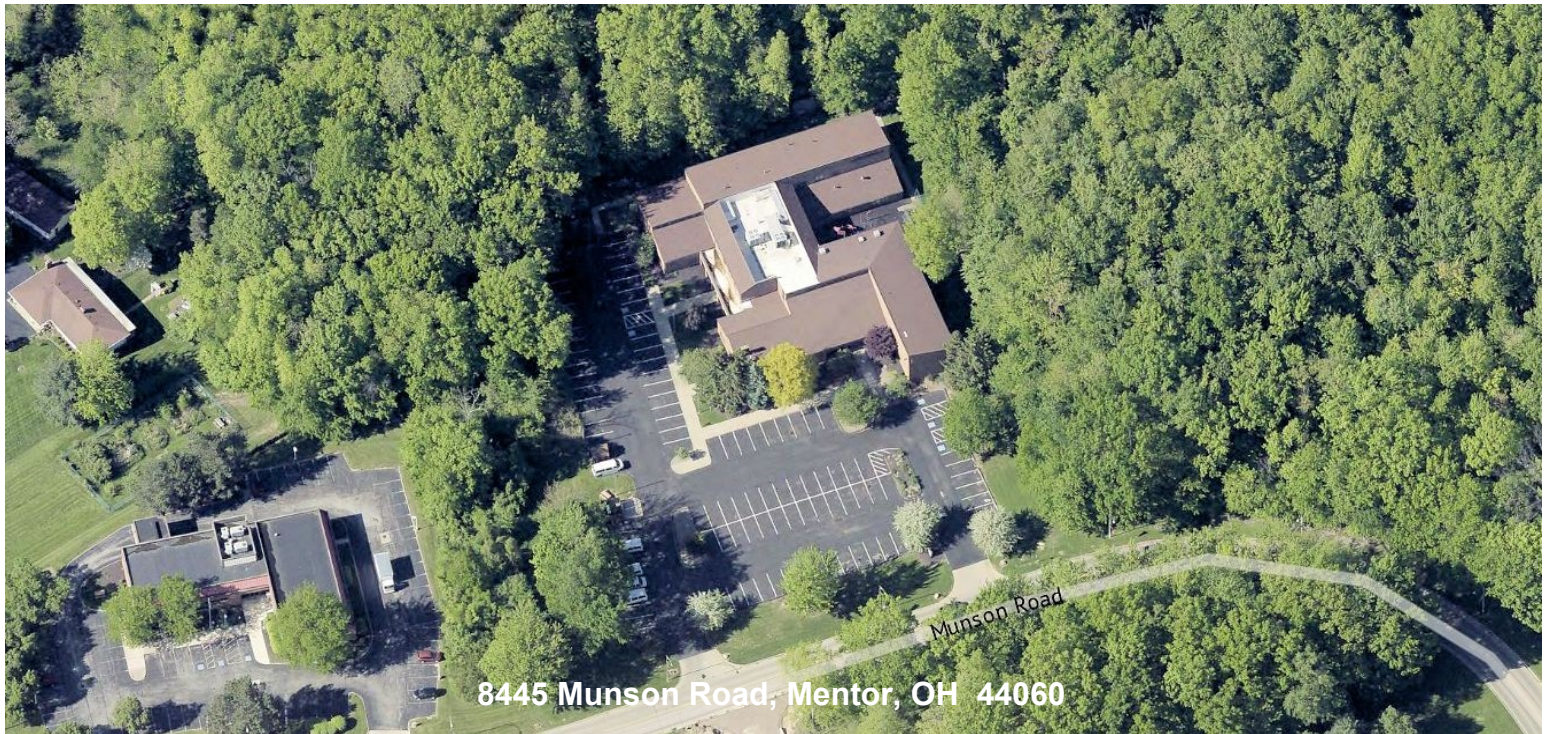


8445 Munson Road & State Route 615 (Center Street)

32,840± SF Office/Rehab Counseling Center For Sale

Mentor, Ohio 44060 (Lake County)



Property Features:

- 32,840± SF - Two-Story Facility
- 2.53± Acres
- Zoned B-1, Community Service and R-4, Single Family Residential
- Approximately 90+ Offices (See Floor Plans)
- Small Gymnasium
- Two Separate Entrances
- ADA Restrooms Throughout
- Located in the Heart of Mentor
- Great Demographics
- Situated Across from Mentor Community Center
- Located in Close Proximity to Police/Fire Departments and Mentor High School
- Outstanding Opportunity for Schools, Non-Profit Organization, Corporate Offices and Community/Trade Organizations
- Close Proximity to State Routes 615, 2 & 44 and Interstate 90

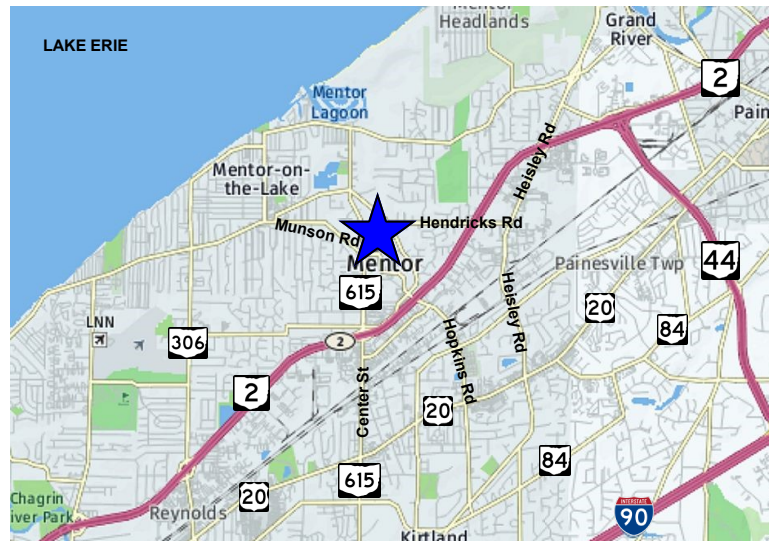
Call for Pricing

Contact:
Neil Sawicki, SIOR, Broker

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440-339-8585 Cell

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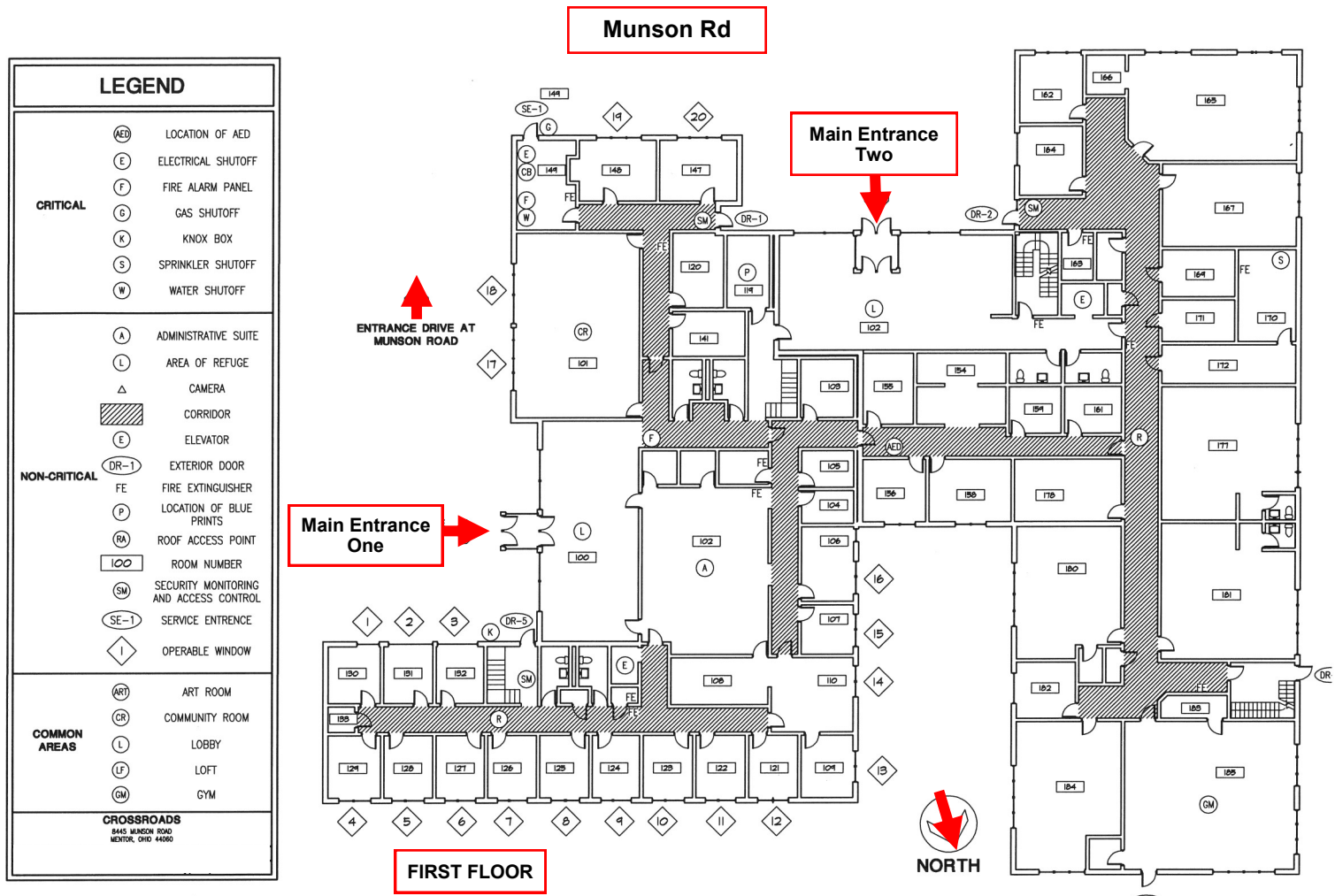


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Munson Rd

LEGEND	
CRITICAL	(AED) LOCATION OF AED
	(E) ELECTRICAL SHUTOFF
	(F) FIRE ALARM PANEL
	(G) GAS SHUTOFF
	(K) KNOX BOX
	(S) SPRINKLER SHUTOFF
	(W) WATER SHUTOFF
NON-CRITICAL	(A) ADMINISTRATIVE SUITE
	(L) AREA OF REFUGE
	△ CAMERA
	▨ CORRIDOR
	(E) ELEVATOR
	(DR-1) EXTERIOR DOOR
	FE FIRE EXTINGUISHER
	(P) LOCATION OF BLUE PRINTS
	(RA) ROOF ACCESS POINT
	100 ROOM NUMBER
	(SM) SECURITY MONITORING AND ACCESS CONTROL
	(SE-1) SERVICE ENTRANCE
	◇ OPERABLE WINDOW
COMMON AREAS	(ART) ART ROOM
	(CR) COMMUNITY ROOM
	(L) LOBBY
	(LF) LOFT
	(GM) GYM
CROSSROADS 8445 MUNSON ROAD MENTOR, OHIO 44060	



SECOND FLOOR



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2024 Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	6,380	50,607	105,454
Households	2,721	22,385	45,621
Average Household Income	\$110,822	\$107,649	\$106,153
Total Housing Units	2,822	23,273	47,781

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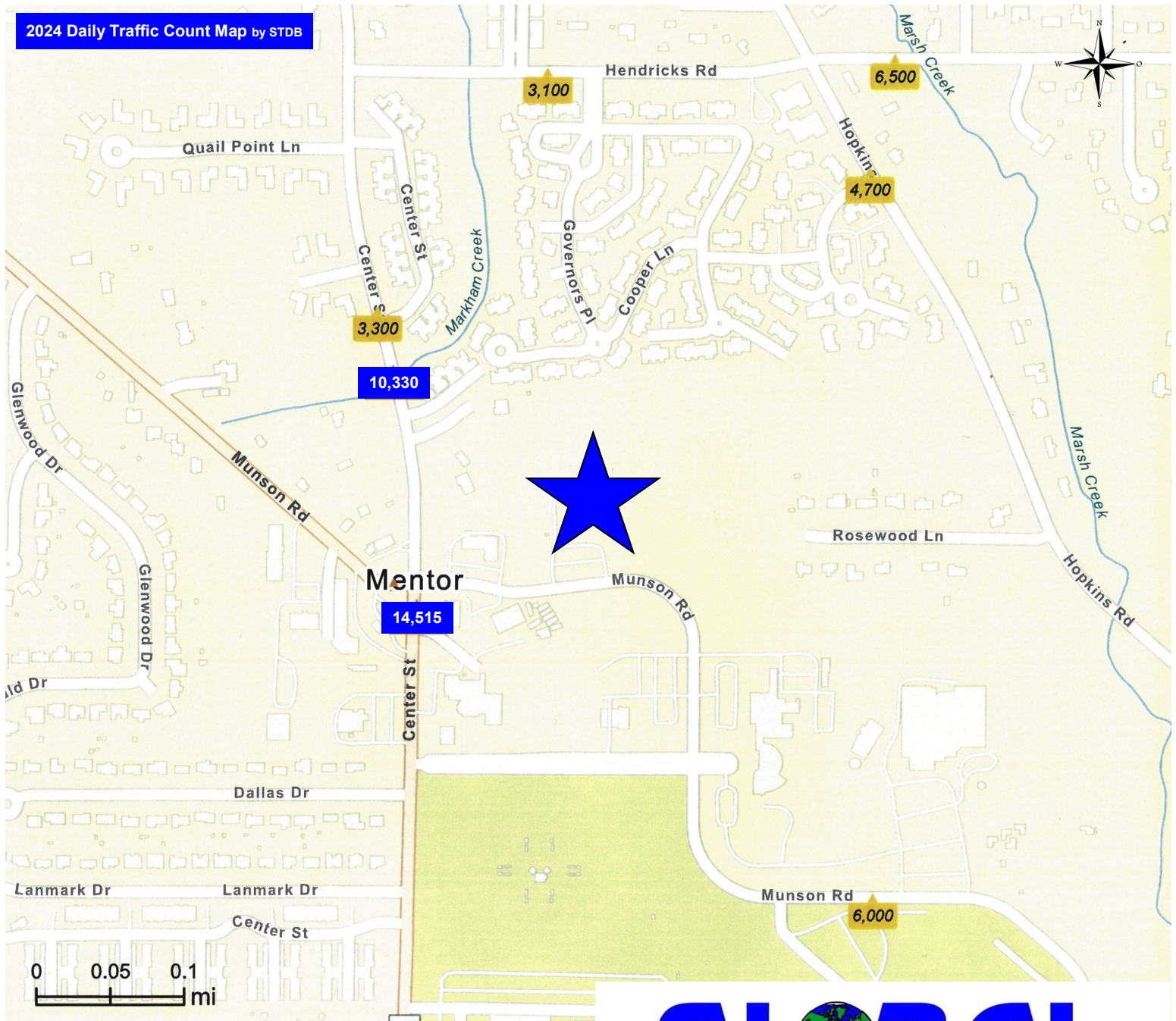


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